PZBA12-00006 6708 Amposta Drive Rod Stogner Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would permit a 12' by 12' addition of which approximately 50 square feet is proposed to encroach into the required rear yard setback to within 21 feet of the rear property line.

The front and rear yard cumulative setback total is 50 feet in the R-3 zone district.

BACKGROUND

The applicant is building additions to his house, one of which is an addition that will encroach into the required rear yard setback.

CALCULATIONS

Permitted square feet encroachment = 435 sq. ft. (29' [87' lot width ÷3] x 15' [3/5 of 25'])
Requested square feet encroachment = 48 sq. ft.
Required rear yard setback = 25'
Requested rear yard setback = 21'

STAFF RECOMMENDATION

Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

- 1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
- 2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
- 3. A minimum ten foot rear yard setback shall be required;
- 4. The minimum side and side street yard setbacks shall not be reduced; and,
- 5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.

Loena Stessa Ref had & Stognor LOT 11 LOT 12 LOT 13 N89°58'36"W 87.00' ROCKWALL (TYPICAL) 0.2 ROCKWALL (TYPICAL) VEZW CACHUS ADDITION 110,35 COVERE 16.8 6708 10.1 AMPOSTA DRIVE LOT 5 10'4716' Now LOTTED ADDITIO CHAPRRAL PARK UNIT 17 (64) Sheed S01.52'19" CONCRETE 25.0 ROCKWALL DRIVEWAY (TYPICAL) FOUND . FOUND NAIL CI. ٠,٠ S89°58'36"E 65.54 5" CONCRETE TNO REB . WITH CAP . 4297 29.72 30.00° TANGENT LINE S89"58'36"F 111.91" AMPOSTA DRIVE FOUND NAIL \$89.58,36 E 95.08 16.83 (60' R.O.W.) N89"58'36"W FOUND NAIL FOUND FOUND CITY MONUMENT AT P.I.
 CURVE TABLE

 CURVE
 LENGTH
 RADRUS
 DELTA
 BEARING
 CHORD

 C1
 17.81
 538.58
 1"53"42"
 N89"04"33"E
 17.81
 20' 40' CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY AND IMPROVEMENT SURVEY IS BASED ON A FIELD SURVEY PERFORMED UNDER MY SUPERMISION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN SCALE:1"=20' JOHN A EBY TX-5372 NM-17779 LOT 6, BLOCK 64, CHAPARRAL PARK UNIT 17, PLAT RECORD: VOLUME: 51 CITY OF EL PASO, EL PASO COUNTY, TEXAS PAGES: 19, 19A 会 JOHN A EB TITLE CO: LAWYERS TITLE FILE#: 1116007231 DATED: 5372 5372 FIRM ZONE: C PANEL#: 480214-0022 E DATED: 01/03/1997 SURVE DATE OF SURVEY: 02/09/2009 OFFICE: LM FIELD: JAE, AG, JC PASO DEL NORTE SURVEYING INC. PH. 915-241-1841 FAX 915-855-6925 13998 BRADLEY ROAD, EL PASO, TEXAS 79938 NOT VALID WITHOUT IMPRESSION SEAL @ COPYRIGHT

ZONING MAP



NOTIFICATION MAP

